

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOB ECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName : *Town of Chapel Hill, Department of Housing, 317 Caldwell Street
Extension, Chapel Hill, N.C. 27516 (919) 968 -2850*

PHANumber: *NC046*

PHA Fiscal Year Beginning: (mm/yyyy) *07/2002*

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA – *317 Caldwell St. Extension, Chapel Hill*
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA – *317 Caldwell St. Extension, Chapel Hill*
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government – *Clerk's Office, 306 N. Columbia St., Chapel Hill*
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA – *317 Caldwell St. Extension, Chapel Hill*
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)
- To provide safe, decent, affordable rental housing for residents of Chapel Hill and Orange County*

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target such as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☐ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHA Score) *Achieve high performance rating by 6/30/05*
 - ☐ Improve voucher management: (SEMAP score)

- ☐ Increase customer satisfaction:
- ☐ Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units: ***Complete renovation work as described in the 2003 annual statement by June 30, 2003*** .
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

- ☐ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach effort to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site -based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: ***Implement measures as described in deconcentration plan during period of plan.***
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families: *25% of self-sufficiency participants will be employed by June 30, 2005*
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:

Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.

- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2001
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Town of Chapel Hill Department of Housing, in keeping with its mission and that of the U.S. Department of Housing and Urban Development, will provide safe, decent, and sanitary housing for the citizens of Orange County.

Three programs that the Department of Housing operate to accomplish this goal are: 1) Apartment Refurbishing program; 2) Preventive maintenance and safety program; and 3) Self-sufficiency programs. The goal of the refurbishing program is to refurbish all 336 public housing apartments over a five -year cycle. To this end, the Department of Housing has appropriated funds under the Community Block Grant program to pay for the refurbishing work. We estimate that a minimum of 38 apartments will be refurbished during upcoming year.

In keeping with the goal of preventive maintenance and safety, the Housing Department continues to inspect all 336 apartments quarterly. In addition, to further provide for and ensure the well -being of residents, repairs needed to ensure safety are made immediately, while non -emergency and non -safety preventive maintenance repairs are carried out on a regular work schedule.

The Department of Housing offers two self -sufficiency programs (both are voluntary) to support residents in their effort to greater economic independence and quality of life: 1) The ACHIEVE! Family Self -sufficiency program continues interagency collaboration that provides a community support network; and, 2) The Transitional Housing program designed to prepare families for the move from public housing to private market housing.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY2003 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart
- ☒ FY2003 Capital Fund Program 5 Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

☐ Other(List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS) or other resident services grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Deconcentration Analysis	Annual Plan: Attachments
X	Voluntary Conversion documentation	Annual Plan: Attachments
X	Resident Satisfaction Survey Follow-up Plan Information	Annual Plan: Other Info

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

In an effort to streamline several programs, the U.S. Department of Housing and Urban Development now requires all jurisdictions that receive federal Community Development Block Grant (CDBG) Funds, federal HOME Program funds, Emergency Shelter Grants (ESG) and grants for Housing Opportunities for People with AIDS (HOPWA) to submit a Consolidated Plan for Housing and Community Development Programs.

The Town of Chapel Hill receives federal CSBG funding each year and the Orange County HOME Consortium receives HOME funding each year. Since the Town of Chapel Hill is a member of the Orange County HOME Consortium, the County is permitted to submit one plan that details the housing needs and activities of the entire County including Chapel Hill.

The Consolidated Plan not only serves as an application for each of the four programs, but also seeks to further the statutory goals of these programs through a collaborative process whereby a community establishes a unified vision of housing and community development actions to address identified housing needs.

The Orange County HOME Consortium submitted the 2000 -2005 Consolidated Plan to HUD on May 15, 2000 that was approved in July 2000. Each year, the Consortium is required to submit an annual update to the 2000 -2005 Consolidated Plan to the Department of Housing and Urban Development.

A public hearing was held by the Chapel Hill Town Council to receive citizen comments regarding housing needs and the proposed use of \$441,000 in CDBG funds that Chapel Hill will receive in the 2001-2002 fiscal year, as well as \$35,000 in program income, and \$483,000 that the Orange County HOME Consortium will receive in the same year. The Orange County Board of Commissioners also held a public hearing regarding housing needs and the use of the HOME funds. After the public hearing process, a draft Annual Update document was available for citizen review and comment. The Update was approved by each jurisdiction of the HOME Consortium.

The HOME Consortium identified the following seven housing priorities for 2001 -2002: 1) Rehabilitation assistance for very low and low-income homeowners and renters; 2) Reduce the number of housing units without indoor plumbing; 3) Assistance to households at less than 80% of median family income to connect with public water and sewer systems; 4) Facilitate the construction of new or substantially rehabilitated housing units that are affordable to families below 60% of the area median income; 5) Facilitate the construction of up to 50 new units of rental housing affordable to very low and low-income families; 6) Create transitional housing units for shelter residents who can live independently; and, 7) Assist local non-profit human service agencies to provide a

continuum of housing options for special populations, including older adults, the disabled, the mentally ill, and persons with AIDS.

U.S. Department of Housing and Urban Development
CPD Consolidated Plan
Homeless Populations and Subpopulations

HOMELESS POPULATION	TOTAL #HOMELESS	TOTAL UNSHELTERED
Families With Children		
1. # of homeless families	80	40
2. # of persons in homeless families	240	120
Individuals Not In Families		
3. Youth (17 years or younger)	190	95
4. Adults (18 years or older)	1900	950
TOTAL (lines 2+3+4)	2330	1165
Subpopulations		
Homeless persons with special needs related to:	% OF TOTAL	NUMBER
1. Severe mental illness (SMI) only	20.0	466
2. Alcohol/Other Drug Abuse only	30.0	699
3. SMI and Alcohol/Other Drug Abuse	50.0	1165
4. Domestic Violence	30.0	699
5. AIDS/Related Diseases	0.0	0
6. Other (Specify): Homeless Youth	10.0	233

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	N/A	5	4	4	3	3	5
Income > 30% but ≤ 50% of AMI	N/A	5	4	4	3	3	5
Income > 50% but < 80% of AMI	N/A	4	4	4	2	3	4
Elderly	4,526	3	4	2	2	2	2
Families with Disabilities	9,211	5	5	3	5	2	2

Housing Needsof FamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
African-American	N/A	4	4	4	2	3	4
Caucasian	N/A	2	2	2	2	2	1

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the: **Town of Chapel Hill**
Indicate year: **2001-2002**
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needsof Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needsof Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	168		50
Extremely low income ≤ 30% AMI	153	91	
Very low income (>30% but ≤ 50% AMI)	14	8	
Low income	1	1	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	154	91	
Elderly families	5	2	
Families with Disabilities	9	5	
Caucasian	20	11	
African-American	148	89	
Asian			
Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	42	25	
2BR	68	40	
3BR	38	14	
4 BR	18	1	
5BR	2	1	
5+BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

In order to comply with the Deconcentration Plan related to poverty levels and income -mixing requirements of the Quality Housing and Work Responsibility Act of 1998, the Chapel Hill Housing Department intends to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent -paying ability. The Department plans to accomplish this by developing and employing admissions preferences for working families and implementing site -based incentives to prospective tenants. The Department will continue also to provide supportive services with focus on self -sufficiency for its residents through the ACHIEVE! program.

The Chapel Hill Department of Housing also will focus on the rehabilitation and modernization of its public housing units. By increasing the marketability of these units, we can lower the vacancy rate and help raise the Public Housing Assessment System (PHAS) score.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ☒ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIinpublichousing
- ☐ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIintenant-basedsection8assistance
- ☐ Employadmissionspreferencesaimedatfamilieswiththeeconomichardships
- ☐ Adoptrentpoliciestosupportandencouragework
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian**Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI**

Selectallthatapply

- ☒ Employadmissionspreferencesaimedatfamilieswhoareworking
- ☐ Adoptrentpoliciestosupportandencouragework
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly**Strategy1: Targetavailableassistancetotheelderly:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- ☐ Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilies withdisabilities
- ☒ Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- ☐ Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldthey becomeavailable
- ☐ Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- ☐ Other:(listbelow)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant -based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant -based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	<i>1,080,654</i>	
b) Public Housing Capital Fund	<i>611,585</i>	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<i>82,552</i>	<i>2001 current grant</i>
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant	<i>100,000</i>	<i>Public housing capital improvements</i>
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	<i>329,858</i>	<i>Public housing operations</i>
4. Other income (list below)		
4. Non -federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	2,204,649	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe) *Initial screening at application; update screening within 10 -15 days of apartment becoming available and unit being offered*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping – *screening conducted when filling vacant, newly renovated units*
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list
(select all that apply)

- ☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☒ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☐ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☒ Other: (list below) *The above apply when solvency permits.*

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction

- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ 1 Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ 1 Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements – *91% of applicants on the waiting list have incomes below 30% of the median*

(5)Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA -resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list) – *New tenant orientation*

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
☒ Anytime family composition changes
☒ At family request for revision
☐ Other (list)

(6)Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☐ No: Did any of these covered developments have average incomes above or below the 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]

4.PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A.Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub 4A. -component

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

We follow the HUD allowed exemptions. Exception to the Minimum Rent requirement for a 90 day period will be allowed for the following financial hardships:

- The family has lost eligibility or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an*

alien law fully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;

- *The family would be evicted as a result of the imposition of the minimum rent requirement;*
- *The income of the family has decreased because of changed circumstance, including loss of employment, or*
- *A death in the family has occurred.*

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

☒ For household heads
☒ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments

☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent review determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Anytime the family experiences an income increase
- ☒ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) – *If the increase of income is fifty dollars or higher, the Total Tenant Payment will not be increased by more than 10 percent during any twelve month period as a result of redefinition or changes in government regulations; however, Total Tenant Payment may be increased by more than 10 percent during any twelve month period to the extent that the increase is attributable to an increase in earned income. Total Tenant Payment does not include charges for maintenance or other miscellaneous charges.*
- ☒ Other (list below) *Anytime a family experiences a permanent income decrease.*

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

In accordance with the Quality Housing and Work Responsibility Act of the U.S. Department of Housing and Urban Development, all public housing agencies are required to establish flat rents for their public housing units. Flat rents for public housing units are to be established based on fair market rental values.

Residents may choose to pay rent based on the flat rents scheduled or continue to pay based on 30 percent of the adjusted household income.

Residents who choose to pay the flat rent will have their incomes recertified every three years. The Quality Housing and Work Responsibility Act requires that the Housing Department switch a resident from a flat rent to an income-based rent if the resident can't pay the flat rent due to financial hardship under the following situations: 1) Income of the family has decreased because of changed circumstances, loss or reduction in employment, death in the family, and reduction in or loss of income or other assistance and 2) An increase, because of changed circumstances, in the family's expenses for medical costs, child care, transportation, education, or similar items.

If a resident switches from flat rent to income-based rent, the resident must continue paying the income-based rent until the end of the annual recertification period.

The PHA is in the process of updating current flat rents.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. *The Department of Housing is a division of the Town of Chapel Hill organizational structure. Organizational charts for Town administration and for the Housing Department are attached.*
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	334 Units	50 Units
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	334	N/A
Other Federal Programs (list individually)	N/A	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- *Description of Maintenance Programs*
- *Inventory Policy*
- *Schedule of Maintenance Charges*
- *Inspection Procedures and Methods*
- *Rehabilitation Standards*
- *Personnel Policy Manual*
- *Administrative Manual*
- *Procurement Policy*
- *Admissions and Continued Occupancy Policy*

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as a ☐ attachment to the PHA Plan at Attachment (state name) *Capital Fund Program — The Capital Fund Annual Statement is attached.*

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 - Year Action Plan

Agencies are encouraged to include a 5 - Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD -52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5 - Year Action Plan for the Capital Fund? (if no, skip to sub - component 7B)

b. If yes to question a, select one:

- ☒ The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) *Capital Fund Program*

-or-

- ☐ The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non - Capital Fund)

Applicability of sub - component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? t

If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

7. Timeline for activity:

a. Actual or projected start date of activity:

b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	

6. Number of units affected:
7. Coverage of action (select one)
- ☐ Part of the development
- ☐ Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description
- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: All Public Housing Communities
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

☒ Client referrals

- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHAMain office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Self-Sufficiency –financial, employment, education, life -skills training, and home -ownership opportunities</i>	<i>8</i>	<i>Specific criteria</i>	<i>PHAMain Office/Offices of County Government</i>	<i>Public Housing</i>
<i>Community development activities –computer labs, GED program, post -secondary scholarships, youth scholarships and activities</i>	<i>20</i>	<i>Self-referred and random selection</i>	<i>Chapel Hill Police Department</i>	<i>Public Housing</i>
<i>Residents' Council -training of residents, information and resources services, advocacy, and transportation</i>	<i>10</i>	<i>Voluntary participation</i>	<i>PHAMain Office/ Family Resource Centers in several housing communities</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	<i>N/A –Not a mandated program</i>	<i>6 as of 3/15/02</i>
Section 8		

- b. ☐ Yes ☒ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

N/A –Not a mandated program

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Not Applicable

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti

- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below) *– All developments are affected.*

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below) *– Same as listed in item 3.*

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below) *– All developments are affected.*

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2000 in the _____ is PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

Pursuant to 24CFR Part 960 of the Federal Register issued July 10, 2000, _____ public housing residents may own common domesticated household pets. Ownership shall also be subject to the Code of Ordinances of the Town of Chapel Hill and animal control laws.

There is recognition that some pets are used to assist persons with disabilities. Therefore, assistive animals (as required under the American Disabilities Act) shall be permitted with no restrictions other than to maintain the apartment and associated areas in a decent, safe, and sanitary manner to refrain from neighborhood disturbances.

In multi-family and multi-building public housing developments, consideration must be given to the safety and peaceful enjoyment of all residents. Because Chapel Hill's public housing consists of multi-building developments, pet ownership shall be permitted on a limited basis. All residents may own pets; however, pets shall be limited to birds, fish, gerbils, guinea pigs, hamsters, and rabbits. Only residents who are elderly (at least age 62) or disabled may own dogs and cats.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?

5. ☐ Yes ☐ No: If yes, how many unresolved findings remain? _____
Have response to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☒ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- ☐ Attached as Attachment (Filename)
- ☒ Provided below:

The Chapel Hill - Carrboro Residents' Council has reviewed the PHA 5 Years/Annual Plans and realized that the Department of Housing is within the guidelines and procedures of HUD. We will continue to monitor the progress of the Department.

Resident Council Committee

Janetta Ferguson	Chair
Thelma Nagy	Secretary
Evangelee Shuler	Treasurer
Willie Jean Scott	Community representative
Mary France Burnette	Community representative
Clara Brittain	Community representative
Joann Shirer - Mitchell	RC Director

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments. List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process –

All Housing Advisory Board members are appointed by the Mayor and the Town Council of the Town of Chapel Hill. Tracey Dudley, whose term began on 9 -11-00 and will expire on 6 -30-03, and Dorcas Roberson, whose term began on 3 -27-00 and expires on 6 -30-03, are resident representatives on the Board.

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *Chapel Hill, NC*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Below is the follow-up plan to address the deficient areas as reported in the HUD Customer Satisfaction Survey. The two areas to be addressed are Communication, Safety and Neighborhood Appearance. The Department continues to work closely with the Police Department, the Resident's Council, and other local agencies to address residents' concerns.

First, we will address Communication. According to HUD's Customer Satisfaction Survey, areas needing improvement are: where management provides information about maintenance and repair,

responsiveness to resident questions and concerns and supportive of Resident/Tenant Organization. The following steps will be taken to address these areas:

- *Maintenance and repair:* Management will continue to provide informational notices to all residents who are affected by major maintenance problems and repairs (e.g. water shut-off), and to hold informational meetings with residents concerning modernization activities.
- *Responding to resident questions and concerns:* Greater effort will be taken to ensure that management responds to resident questions and concerns.
- *Supportive of Resident/Tenant Organization:* Greater effort will be taken to ensure that continuous support of the resident organization is provided.

Second, we will address Safety: According to the HUD Customer Survey, areas needing improvement are: inadequate lighting, safety in home/buildings and general awareness of crime prevention programs:

- *Inadequate lighting:* Community Police Officers will survey neighborhoods at night to determine areas where additional lighting is needed and lighting will be installed.
- *Safety in home/buildings:* Greater effort will be taken to ensure that residents feel safe in their home/buildings.
- *Uneven enforcement of rules:* Greater effort will be taken to ensure that the rules in the lease are evenly applied and uniformly enforced.
- *Awareness of prevention programs:* Greater effort will be given to promoting existing and upcoming programs and activities, collaborating with the Community Policing Program, and publishing a newsletter in order to increase residents' knowledge of these resources.

Third, we will address Neighborhood Appearance: According to the HUD Customer Satisfaction Survey, areas needing improvement are exterior of buildings including parking, common, and recreation areas, noise, rodents and insects.

- *Exterior or building areas:* Public Works Department will continue to inspect and clean the parking and common areas daily, including removing sediment from curbs and implementing quarterly sweeping (with a street sweeper) and washings (with a street washer), and continue weekly large-item trash pickups.
- *Recreation Areas:* Public Works Department will continue to inspect and clean the areas daily including eliminating graffiti within 24 hours of notification and conducting playground safety inspections by a certified Playground Specialist.
- *Noise:* Greater effort will be taken to ensure that rules pertaining to noise in the lease are evenly applied and uniformly enforced.
- *Rodents and insects:* We will continue to provide monthly rodent and pest control service to all public housing apartments.

The funding source for the above efforts is built in both the Department of Housing and Public Works budgets. These steps will be supported by a continual effort in addressing a solution in the reported problem areas. By working with the Resident Council and residents, the Housing Department along with its fellow agencies will continue to foster better communication lines in order to address specific concerns.

Statement of Progress in Meeting 5 - Year Plan's Mission and Goals

The goal of the Refurbishing Program is that all public housing families live in apartments that have been refurbished within the past five years. Since July 2001, sixty-seven (67) apartments have been refurbished. Three housing developments have been totally refurbished, architectural and engineering specifications have been developed for a fourth location and refurbishing work will begin in May 2002.

The goal of the Preventive Maintenance and Safety Program is to ensure that all apartments are inspected on a regular basis and that emergency safety repairs are made immediately and that non-emergency/safety repairs be made on a timely basis. Since July 2001, a regular, quarterly inspection schedule has been implemented and 1,344 safety/preventive maintenance repairs have been completed.

The Family Self-Sufficiency program (not a mandated program) continues to strive towards assisting participants in their efforts to greater economic independence. Participants and agency partners continue to meet on a monthly basis. Currently, there are eight (6) participants and over ten participating agency partners.

The Deconcentration Plan has been implemented. In order to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent-paying ability, admissions preferences for working families and site-based incentives to prospective tenants have been developed and implemented.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENTS

1. *Admissions Policy for Deconcentration*
2. *FY2000 Capital Fund Program Annual Statement*
3. *PHA Management Organizational Chart with overall Town government organizational structure.*
4. *FY2001 Capital Fund Program 5 - Year Action Plan*
5. *Comments of Resident Advisory Board*
6. *Substantial Deviation and Significant Amendment or Modification*
7. *Voluntary Conversion Documentation*

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PH Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	\$100,000			
2	1406 Operations				
3	1408 Management Improvements	\$61,500			
4	1410 Administration	\$21,900			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$58,037			
10	1460 Dwelling Structures	\$431,708			
11	1465.1 Dwelling Equipment — Nonexpendable	\$10,500			
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$27,940			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$611,585			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs	\$131,367			
26	Amount of line 21 Related to Energy Conservation Measures	\$156,197			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC46/Pritchard Park	Replace refrigerators	1465.1	15ea	\$6,000				
	Replace ranges	1465.1	15ea	<u>\$4,500</u>				
				\$10,500				
NC46-5/Airport Gardens	Modify kitchen	1460	26ea	\$56,022				
	Replace security screen doors	1460	52ea	\$ 18,517				
	Replace windows and screens	1460	5184sf	\$112,850				
	Replace gutter and downspout	1460	2100lf	\$9,534				
	Replace paint wood siding	1460	42000sf	\$102,850				
	Install attic ventilation fan	1460	18ea	\$ 1,562				
	Replace water heater	1460	26ea	\$11,697				
	Install vinyl stair treads	1460	936lf	\$5,299				
	Repoint masonry	1460	430sf	\$350				
	Replace interior door, frame, hardware	1460	94ea	\$45,943				
	Modify bath	1460	26ea	\$56,736				
	Replace wood baseboard	1460	5200lf	<u>\$11,138</u>				
				\$431,708				
	Repair sewer and drain lines	1450	780lf	\$15,324				
	Replace supply lines and install meter	1450	26ea	\$19,680				
	Landscaping	1450	26ea	\$4,689				
	Install PVC drain and catch basin	1450	3ea	\$1,016				
	Repair concrete sidewalk	1450	545sf	\$1,705				
	Replace retaining wall	1450	275lf	\$ 15,287				
	Install railing on sidewalk	1450	16lf	<u>\$336</u>				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$58,037				
NC46-5/Airport Gardens	Relocation costs	1495.1	25ea	\$27,940				
	Architect/Engineering cost*	1430	1ea	\$79,900				
HA-Wide Activities	Maintenance Director	1410.2	1ea	\$14,400				
	Fringe Benefits	1410.2	1ea	\$5,500				
	Maintenance Training	1410	6ea	<u>\$2,000</u>				
				\$21,900				
	Clerk of the Works*	1430.7	1ea	\$20,100				
	Management Improvements	1408	3ea	\$61,500				
	*Non-CFP Funds							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC46-5 Pritchard Park	9/30/2004			9/30/2006			
NC46-5/Airport Gardens	9/30/2004			9/30/2006			
HA-Wide Activities	9/30/2004			9/30/2006			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameTownofChapelHill				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2 003 PHAFY:7/1/2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:7/1/2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:7/1/2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:7/1/2006
NC46-5AirportGar dens NC46-2NorthColumbia NC46-5SouthRoberson NC46-6ColonyWoodsWest NC-469Oakwood	Annual Statement	\$379,642 \$123,543	\$391,387 \$109,748	\$398,465 \$100,570	\$335,624 \$161,261
ManagementImprovements		\$64,500	\$64,500	\$64,500	\$64,500
<i>Administration</i>		\$22,600	\$23,400	\$24,200	\$25,000
FeesandCosts		\$21,300	\$22,550	\$23,850	\$25,200
CFPFundsListedfor5 -year planning		\$611,585	\$611,585	\$611,585	\$611,585
ReplacementHousingFactor Funds					

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA development planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC46-5	Airport Gardens	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Modify Bath		\$56,736	2003
Relocation costs		\$27,940	2003
Replace VCT and resilient floor		\$18,566	2003
Replace exterior doors with frames and hardware		\$40,118	2003
Paint interior		\$42,900	2003
Add floor underlayment		\$14,080	2003
Replace forced air furnace		\$90,600	2003
Install washer and dryer connections		\$9,475	2003
Replace wood handrail		\$1,388	2003
Replace wood baseboard		\$11,908	2003
Replace closet shelving and rods		\$1,966	2003
Repair drywall		\$5,616	2003
Upgrade electrical system		\$37,000	2003
Repair sewer and drain lines		\$20,828	2003
Seal coat and re-stripe asphalt parking lot		\$521	2003
Total estimated cost over next 5 years		\$379,642	

Optional5 -YearActionPlanTables			
Development Number	DevelopmentName (orindicatePHAwide)	Number VacantUnit	%Vacancies inDevelopment
NC46-2	NorthColumbia	0	0
DescriptionofNeededPhysicalImprovementsorManagementImprovements			Estimated Cost
			PlannedStartDate (HAFiscalYear)
Replaceandpaintwoodsiding			\$95,073
Relocationcosts			\$11,935
Replaceexteriordoorswithhardwareandframe			\$16,535
Architect/Engineeringcost			\$50,000
Replacewind owswithincludingsecurityscreen			\$52,025
ReplaceVCTandresilientfloor			\$30,195
Replaceinteriordoorswithhardwareandframe			\$18,440
Modifykitchen			\$24,480
Paintinterior			\$15,400
Replacewoodhandrail			\$ 2,265
Replacesecurityscreendoor			\$7,834
Replacepostrailingandposts			\$7,603
Abatementofasbestostile			\$18,337
Repairdrywall			\$2,818
Modifybath			\$30,293
Pressurewash			\$19,200
Replacewoodbaseboards,closetshelvingandrod			\$5,468
Addfloorunderlayment			\$6,039
Installvinylsteptreads			\$2,142
Replacefurnaceandwaterheater			\$44,549
Upgradeelectricalsystem			\$16,500
Replace/repairwaterandsewerlines			\$20,970
Installwasteranddryer connections			\$4,009
Replacegutteranddownspouts			\$7,364
Replaceconcretewalk			\$ 3,069
Sealcoatandrepaintasphaltlot			\$2,387
Totalestimatedcostovernext5years			\$514,930

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide	9	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements			\$64,500	2003
Administration			\$22,600	2003
Fees and costs			\$ 21,300	2003
Management Improvements			\$64,500	2004
Administration			\$23,400	2004
Fees and costs			\$22,550	2004
Management Improvements			\$64,500	2005
Administration			\$24,200	2005
Fees and costs			\$23,850	2005
Management Improvements			\$64,500	2006
Administration			\$25,000	2006
Fees and costs			\$25,200	2006
Total estimated cost over next 5 years			\$446,100	

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC46-	South Roberson	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Architect/Engineering cost		\$50,155	2004
Relocation costs		\$16,275	2004
Replace exterior doors with hardware and frame		\$34,623	2004
Install washer and dryer connections		\$ 4,873	2004
Replace gutter and downspouts		\$3,822	2004
Replace and paint wood siding		\$56,280	2005
Replace windows including security screens		\$55,277	2005
Replace VCT and resilient floor		\$36,471	2005
Replace interior doors with hardware and frame		\$24,792	2005
Modify kitchen		\$33,382	2005
Paint interior		\$21,000	2005
Repair dry wall		\$432	2005
Modify bath		\$33,382	2005
Replace baseboard, closet shelving and rod		\$7,243	2005
Add floor underlayment		\$5,002	2005
Replace furnace and water heater		\$60,749	2005
Pressure wash		\$10,498	2005
Upgrade electrical system		\$23,500	2005
Replace/repair water including meter and sewer lines		\$21,224	2005
Replace concrete walk		\$5,069	2005
Seal coat and repaint asphalt lot		\$1,614	2005
Install benches		\$2,550	2005
Total estimated cost over next 5 years		\$508,213	

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC46-6	Colony Woods West	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Architect/Engineering cost			\$49,567	2005
Replace and/or move water heater			\$31,608	2005
Install washer and dryer connections			\$10,393	2005
Replace GFI outlet			\$2,738	2005
Replace clothesline			\$6,264	2005
Replace VCT flooring			\$62,893	2006
Replace lavatory and vanity			\$11,669	2005
Replace tub drain and liner			\$25,071	2006
Paint interior			\$26,500	2006
Install vent hood			\$2,693	2006
Replace medicine cabinet			\$2,524	2006
Replace showerhead			\$1,734	2006
Add underlayment and floor joists			\$19,920	2006
Install grease shield			\$1,061	2006
Replace deteriorated wood siding			\$58,411	2006
Paint wood siding			\$43,890	2006
Relocation costs			\$32,550	2006
Upgrade sewer lines with cleanouts			\$13,095	2006
Install PVC yard drain			\$1,347	2006
Seal coat asphalt parking			\$1,782	2006
Grading topsoil			\$17,715	2006
Shrubs and landscaping			\$12,769	2006
Total estimated cost over next 5 years			\$436,194	

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC46-9	Oakwood	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Architect/Engineering cost			\$62,350	2006
Relocation costs			\$32,550	2006
Replace VCT flooring			\$46,840	2006
Replace interior doors			\$10,206	2006
Replace lavatory and vanity			\$9,315	2006
Total estimated cost over next 5 years			\$161,261	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <div style="text-align: center;">Town of Chapel Hill</div>		Grant Type and Number Capital Fund Program Grant No: NC19P04650101 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center;">2001</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$100,000	\$100,000	\$ -	\$ -
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$21,900	\$21,900	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$58,688	\$58,688	\$ -	\$ -
10	1460 Dwelling Structures	\$525,997	\$530,997	\$ -	\$ -
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$5,000	\$ -		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$611,585	\$611,585	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs	\$114,422	\$109,422	\$ -	\$ -
26	Amount of line 21 Related to Energy Conservation Measures	\$138,012	\$138,012	\$ -	\$ -

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC46/Pritchard Park	Replace gutters and downspout	1460	1200sf	\$5,334	\$5,334	\$ -	\$ -	Planning
	Replace exterior doors, frames, hardware	1460	30ea	\$22,555	\$22,555	\$ -	\$ -	Planning
	Replace & paint wood siding	1460	21000sf	\$95,130	\$95,130	\$ -	\$ -	Planning
	Replace water heater & furnace	1460	15ea	\$62,250	\$62,250	\$ -	\$ -	Planning
	Install washer & dryer connections	1460	15ea	\$5,466	\$5,466	\$ -	\$ -	Planning
	Replace windows, sills, & screens	1460	3438sf	\$76,184	\$76,184	\$ -	\$ -	Planning
	Repoint masonry	1460	11sf	\$383	\$383	\$ -	\$ -	Planning
	Replace VCT flooring	1460	12390sf	\$49,684	\$49,684	\$ -	\$ -	Planning
	Replace interior doors, frames, hardware	1460	62ea	\$29,550	\$29,550	\$ -	\$ -	Planning
	Modify kitchen	1460	15ea	\$ 33,382	\$33,382	\$ -	\$ -	Planning
	Repair/replaced drywall & paint interior	1460	15ea	\$27,990	\$27,990	\$ -	\$ -	Planning
	Upgrade electrical	1460	15ea	\$22,500	\$22,500	\$ -	\$ -	Planning
	Add floor underlayment	1460	12390sf	\$6,450	\$6,450	\$ -	\$ -	Planning
	Modify bathroom	1460	15ea	\$63,300	\$68,300	\$ -	\$ -	Planning
	Install vinyl stair treads	1460	540lf	\$2,755	\$2,755	\$ -	\$ -	Planning
	Replace porch railing	1460	480lf	\$10,368	\$10,368	\$ -	\$ -	Planning
	Replace security screen door	1460	30ea	\$10,683	\$10,683	\$ -	\$ -	Planning
	Replace privacy fence	1460	36ea	\$5,426	\$5,426	\$ -	\$ -	Planning
	Replace wood baseboard	1460	250lf	\$758	\$758	\$ -	\$ -	Planning
	Replace closet shelving and rods	1460	965ea	\$1,275	\$1,275	\$ -	\$ -	Planning
	Replace water lines and install meter	1450	1650lf	\$43,891	\$43,891	\$ -	\$ -	Planning
	Replace sewer lines	1450	450lf	\$9,371	\$9,371	\$ -	\$ -	Planning

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Relocation cost	1495.1	15ea	\$5,000	\$ -	\$ -	\$ -	Planning
	Relocation cost*	1495.1	11ea	\$14,275	\$14,275	\$ -	\$ -	Planning
	Architect/Engineering cost*	1430	1ea	<u>\$65,625</u>	<u>\$65,625</u>	<u>\$ -</u>	<u>\$ -</u>	Planning
				\$669,585	\$669,585	\$ -	\$ -	
HA-Wide Activities	Maintenance Director	1410.2	1ea	\$14,400	\$14,400	\$ -	\$ -	Planning
	Fringe Benefits	1410.2	1ea	\$5,500	\$5,500	\$ -	\$ -	Planning
	Maintenance training	1410	6ea	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$ -</u>	<u>\$ -</u>	Planning
				\$21,900	\$21,900	\$ -	\$ -	
	Clerk of the Works*	1430.7	1ea	\$13,500	\$13,500	\$ -	\$ -	Planning
	Fringe Benefit*	1430.7	1ea	\$5,200	\$5,200	\$ -	\$ -	Planning
	Legal Consultant*	1430	1ea	<u>\$1,400</u>	<u>\$1,400</u>	<u>\$ -</u>	<u>\$ -</u>	Planning
				\$20,100	\$20,100	\$ -	\$ -	
	*Non -CFP Funds							

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: <div style="text-align: center;">Town of Chapel Hill</div>		Grant Type and Number Capital Fund Program Grant No: NC19P04650100 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center;">2000</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds	\$120,000	\$105,000	\$105,000	\$105,000
2	1406 Operations				
3	1408 Management Improvements - Soft Costs	\$62,000	\$57,000	\$57,000	\$31,799
4	1410 Administration	\$21,100	\$21,100	\$21,100	\$2,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ -	\$189,515	\$ -	\$ -
11	1465.1 Dwelling Equipment — Nonexpendable	\$516,412	\$331,897	\$227,907	\$221,847
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$599,512	\$599,512	\$356,007	\$255,646
22	Amount of line 21 Related to LBP Activities	\$35,000	\$13,895	\$13,895	\$13,895
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$54,470	\$30,170	\$30,170	\$30,170
26	Amount of line 21 Related to Energy Conservation Measures	\$67,800	\$54,423	\$54,423	\$54,423

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC46-1/Lindsay Street	Building debris cleanup and removal	1460	9ea	\$2,200	\$2,200	\$2,200	\$2,200	Completed
	Abestos abatement (upstairs floor tile)	1460	9ea	\$15,500	\$10,500	\$10,500	\$10,500	Completed
	Lead-base paint abatement	1460	9ea	\$30,000	\$13,895	\$13,895	\$13,895	Completed
	Replace porch railing and post	1460	9ea	\$6,220	\$6,220	\$6,220	\$6,220	Completed
	Install wood handrail	1460	9ea	\$1,200	\$1,200	\$1,200	\$1,200	Completed
	Modify Kitchen	1460	9ea	\$24,680	\$10,680	\$10,680	\$10,680	Completed
	Install wood baseboard	1460	1800lf	\$4,120	\$4,120	\$4,120	\$4,120	Completed
	Repair closet shelving and rods	1460	488lf	\$700	\$700	\$700	\$700	Completed
	Replace stair tread & install vinyl cover	1460	9ea	\$2,050	\$2,050	\$2,050	\$2,050	Completed
	Replace underlayment (upstairs floors)	1460	5ea	\$5,970	\$5,970	\$5,970	\$5,970	Completed
	Replace exterior wood	1460	21000sf	\$60,300	\$23,500	\$23,500	\$23,500	Completed
	Caulking (interior and exterior)	1460	9ea	\$3,200	\$3,200	\$3,200	\$3,200	Completed
	Replace windows w/security screen	1460	9ea	\$34,530	\$14,930	\$14,930	\$14,930	Completed
	Replace exterior doors w/hardware & frame	1460	18ea	\$13,530	\$5,830	\$5,830	\$5,830	Completed
	Install security screen doors	1460	18ea	\$9,410	\$9,410	\$9,410	\$9,410	Completed
	Replace interior door w/hardware & frame	1460	77ea	\$35,400	\$14,250	\$14,250	\$14,250	Completed
	Repair/replaced dry wall	1460	900sf	\$5,950	\$5,950	\$5,950	\$5,950	Completed
	Replace VCT & resilient floor	1460	9ea	\$14,850	\$6,400	\$6,400	\$6,400	Completed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program Grant No: NC19P04650100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Modify bath	1460	9ea	\$20,595	\$8,895	\$8,895	\$8,895	Completed
	Interior and exterior painting	1460	9ea	\$37,830	\$16,690	\$16,690	\$16,690	Completed
	Pressure washing	1460	21000sf	\$12,600	\$7,600	\$7,600	\$7,600	Completed
	Plumbing	1460	9ea	\$49,454	\$31,294	\$31,294	\$27,907	Underway
	Replace gutter and downspout	1460	884lf	\$4,200	\$4,200	\$4,200	\$4,200	Completed
	Upgrade electrical system	1460	9ea	\$36,000	\$21,000	\$21,000	\$550	Underway
	Washer and dryer connections	1460	9ea	\$4,200	\$4,200	\$4,200	\$4,200	Completed
NC46-1/Lindsay Street	Replace exterior canopies	1460	9ea	\$6,500	\$5,300	\$5,300	\$5,300	Completed
	Install railing on front stoop	1460	288lf	\$5,300	\$4,300	\$4,300	\$4,300	Completed
	Replace water heater	1460	9ea	\$4,500	\$4,500	\$4,500	\$300	Underway
	Replace heating ventilation including A/C	1460	9ea	\$65,423	\$28,923	\$28,923	\$900	Underway
	Replace/repair sidewalk & parking lot*	1450	600sy	\$5,600	\$5,600	\$5,600	\$5,600	Completed
	Install landscaping, playground equipment & bench*	1450	500sy	\$31,300	\$16,300	\$16,300	\$16,300	Completed
	Replace/repair masonry planter & wood sign*	1450	1ea	\$2,000	\$2,000	\$2,000	\$2,000	Completed
	Relocation cost*	1495.1	9ea	\$12,800	\$12,800	\$12,800	\$12,800	Completed
	A/E fees*	1430	1ea	\$34,350	\$34,350	\$34,350	\$34,350	Completed
				\$602,462	\$348,957	\$348,957	\$292,897	
NC46-5/Pritchard Park	Install landscaping, grading & playground equipment	1450	8100sy	\$-	\$124,415	\$-	\$-	Reprogram
	Install ornamental fence	1450	773lf	\$-	\$65,100	\$-	\$-	Reprogram

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install brick screen wall	1460	15ea	\$ -	\$18,890	\$ -	\$ -	Reprogram
	Install air conditioning system	1460	15ea	\$ -	\$35,100	\$ -	\$ -	Reprogram
				\$ -	\$243,505	\$ -	\$ -	
HA Wide Activities	Maintenance Director	1410.2	1ea	\$14,900	\$14,900	\$14,900	\$ -	Underway
	Fringe Benefits	1410.2	1ea	\$4,200	\$4,200	\$4,200	\$ -	Underway
	Maintenance Training	1410	4ea	\$2,000	\$2,000	\$2,000	\$2,000	Completed
	Resident Activities	1408	4ea	\$52,000	\$52,000	\$52,000	\$30,000	Underway
	Support of ACHIEVE! Program	1408	1ea	\$10,000	\$3,200	\$3,200	\$1,799	Underway
HA Wide Activities	Energy Audit	1408	1ea	\$ -	\$1,800	\$1,800	\$ -	Underway
	Clerk of the Works*	1430.7	1ea	\$24,200	\$24,200	\$24,200	\$24,200	Completed
	Fringe Benefits*	1430.7	1ea	\$7,250	\$7,250	\$7,250	\$7,250	Completed
	Legal Consultant*	1430	1ea	\$2,500	\$2,500	\$2,500	\$2,500	Completed
				\$117,050	\$112,050	\$112,050	\$67,749	
	*Non -CFP Funds							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program No: NC19P04650100 Replacement Housing Factor No:				Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC46-1 Lindsay Street	6/30/2002	--	6/30/2001	6/30/2003	--	--	
NC46-5 Pritchard Park	--	6/30/2002	--	--	6/30/2003	--	Reprogram unused funds
HA-Wide Activities	6/30/002	--	6/30/2002	6/30/2003	--	--	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19 - P046-70799 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending :12/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	\$135,000	\$135,000	\$135,000	\$135,000
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$52,000	\$52,000	\$52,000	\$52,000
4	1410 Administration	\$20,400	\$20,400	\$20,400	\$20,400
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,500	\$7,443	\$7,443	\$6,464
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$379,365	\$379,365	\$379,365	\$379,365
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,000	\$1,057	\$1,057	\$1,057
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$460,265	\$460,265	\$460,265	\$459,286
22	Amount of line 21 Related to LBP Activities	\$54,500	\$54,500	\$54,500	\$54,500
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs	\$86,000	\$63,000	\$63,009	\$63,009
26	Amount of line 21 Related to Energy Conservation Measures	\$72,500	\$114,500	\$114,500	\$114,500

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19 -P046-70799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC46-1/Craig Gomains	A/E Fees*	1430	1ea	\$13,300	\$13,300	\$13,300	\$13,300	Completed
	Relocation Cost	1495.1	1ea	\$2,000	\$320	\$320	\$320	Completed
	Building debris cleanup and removal	1460	10ea	\$2,800	\$2,800	\$2,800	\$2,800	Completed
	Abestos abatement (upstairs floor tile)	1460	2ea	\$2,300	\$2,300	\$2,300	\$2,300	Completed
	Lead-based paint abatement*	1460	10ea	\$54,500	\$54,500	\$54,500	\$54,500	Completed
	Replace porch railing and post	1460	10ea	\$8,700	\$8,700	\$8,700	\$8,700	Completed
	Install wood handrail	1460	10ea	\$1,800	\$1,800	\$1,800	\$1,800	Completed
	Install blocking	1460	10ea	\$750	\$750	\$750	\$750	Completed
	Install wood baseboard	1460	10ea	\$7,850	\$7,850	\$7,850	\$7,850	Completed
	Repair closet shelving and rods	1460	10ea	\$2,850	\$2,850	\$2,850	\$2,850	Completed
	Replace 30 stair treads	1460	10ea	\$1,220	\$1,220	\$1,220	\$1,220	Completed
	Replace underlayment (upstairs floors)	1460	2ea	\$2,040	\$2,040	\$2,040	\$2,040	Completed
	Replace exterior wood*	1460	10ea	\$30,500	\$30,500	\$30,500	\$30,500	Completed
	Replace window sash/security screen	1460	150ea	\$77,500	\$27,009	\$27,009	\$27,009	Completed
	Replace exterior doors w/hardware*	1460	25ea	\$27,500	\$27,500	\$27,500	\$27,500	Completed
	Install security screen doors*	1460	25ea	\$8,500	\$8,500	\$8,500	\$8,500	Completed
	Replace interior door w/hardware	1460	120ea	\$38,500	\$38,500	\$38,500	\$38,500	Completed
	Repair/replaced drywall	1460	10ea	\$7,800	\$7,800	\$7,800	\$7,800	Completed
	Install resilient floor	1460	10ea	\$29,600	\$29,600	\$29,600	\$29,600	Completed
	Install rubber stair treads	1460	300ea	\$5,300	\$5,300	\$5,300	\$5,300	Completed
	Replace ceramic tile floors (bathroom)	1460	10ea	\$9,900	\$9,900	\$9,900	\$9,900	Completed
	Interior and exterior painting	1460	10ea	\$33,287	\$33,287	\$33,287	\$33,287	Completed
	Install toilet accessories/vanities	1460	10ea	\$8,300	\$8,300	\$8,300	\$8,300	Completed
	Install tub liner and surround	1460	10ea	\$18,500	\$18,500	\$18,500	\$18,500	Completed
	Install window covering hardware*	1460	10ea	\$700	\$700	\$700	\$700	Completed
	Repair/replace kitchen cabinets	1460	10ea	\$5,868	\$5,868	\$5,868	\$5,868	Completed
	Plumbing	1460	10ea	\$34,500	\$34,500	\$34,500	\$34,500	Completed
	Replace heating and ventilation	1460	10ea	\$37,500	\$37,500	\$37,500	\$37,500	Completed

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19-P046-70799 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC46/Craig Gommans	Upgrade electrical	1460	10ea	\$42,500	\$42,500	\$42,500	\$42,500	Completed
	A/E Fees	1430	1ea	\$ -	\$943	\$943	\$943	Completed
				\$516,365	\$465,137	\$465,137	\$465,137	
NC46-1/Lindsay Street	Relocation Cost	1495.1	1ea	\$ -	\$737	\$737	\$737	Completed
	Replace windows/security screen	1460	98ea	\$ -	\$50,491	\$50,491	\$50,491	Completed
				\$ -	\$51,228	\$51,228	\$51,228	
HA Wide Activities	Maintenance Director	1410.2	1ea	\$14,000	\$14,000	\$14,000	\$14,000	Completed
	Fringe Benefits	1410.2	1ea	\$4,000	\$4,000	\$4,000	\$4,000	Completed
	Maintenance Training	1410	4ea	\$2,000	\$2,000	\$2,000	\$2,000	Completed
	Residents' Activities	1408	1ea	\$52,000	\$52,000	\$52,000	\$52,000	Completed
	Clerk of Works	1430.7	1ea	\$6,500	\$6,500	\$6,500	\$5,521	On-going
				\$78,900	\$78,900	\$78,900	\$77,921	
	*Non -CFP Funds							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Definition of “Substantial Deviation” and “Significant Amendment or Modification”

A “substantial deviation” to the 5 -Year Plan will be defined as one that changes the mission or goals and objectives of the Plan in regard to services provided to residents or any significant changes to the department’s financial situation. Any such changes will be documented in subsequent annual plans. An exception to this definition will be any change implemented to accommodate changes required by HUD (e.g. regulatory requirements); such changes will be considered HUD amendments.

In addition, “significant amendments or modifications” to the Annual Plan will include but not limited to: 1) Changes to rent or admissions policies or organization of waiting list; 2) Changes to the Capital Fund Annual Statement or in the allocation of capital funds; and, 3) Addition of new activities not included in the current DEP Plan.

Generally, “substantial deviation” and “significant amendments or modifications” to the 5 -Year Plan are ones that are of the nature that require review, input, and approval by either residents and/or the Town Council before such changes are adopted.

TOWN OF CHAPEL HILL
DEPARTMENT OF HOUSING

DECONCENTRATION PLAN

JUNE 1999

317 CALDWELL STREET EXTENSION
CHAPEL HILL, NORTH CAROLINA 27516
(919) 968 - 2850

I. Plan Overview

It is the intent of the Department of Housing to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent-paying ability which are generally representative of the range of incomes of low-income families in the Department's area of operation as defined by State Law. Further, in the spirit of the Quality Housing & Work Responsibility Act of 1998, the Department has conducted analyses of its current tenant population and strengthened this commitment through income-targeting and site-based incentives offered to prospective tenants.

The Department of Housing has undertaken an analysis of household income by development and cross-referenced it with comparable census tract data for our service territory. The Department will keep this database current to ensure its use as an effective management tool for tenant admissions. The Department thus will have the information needed to manage its waiting list so as to facilitate the goal to achieve a balance of income levels and rent-paying ability as closely comparable to the general population as possible.

II. Analysis of Public Housing Developments by Household Income

We have conducted an analysis of each of our developments to determine the current mix of incomes and rent-paying abilities. This analysis categorizes households by 30%, 50%, 80%, and 80%+ of the area median income. Corresponding figures from the census tract data enable us to compare the range of household incomes by census tract of the general population and residents of public housing within those tracts. This characterization helps to inform our strategies for tenant admission to achieve a balance of income levels.

For the purposes of our deconcentration plan, we have defined 30% of the median income and below as extremely low income, 31%-50% of the area median income as very low income, and 50%-80% of the median area income as low income. As is common nationally, most of our public housing developments are located in generally low to moderate income neighborhoods. Yet, even within that context our residents are clearly the poorest of the poor.

A full 98% of public housing residents are in the 50% of median income or below categories. This is compared to 54% of the general population in these neighborhoods who fall within the 50% of median income or below categories.

Of these seven census tracts in which our developments are located, five tracts (representing 52% of our housing units) have concentrations in the general population at 25% or higher of households whose incomes fall within the 80%+ of the median income category. Of these five tracts, two tracts have 80%+ median income concentration exceeding 40%. None (0%) of the public housing residents fall within the 80%+ of median income category.

It is clear that our resident population is far poorer than its neighbors. Without any residents in the relatively higher low income level (80%+ of median income), we cannot attempt to replicate the same range of income levels as is present in the general community.

What we can do is to employ development-based strategies that will create better balances of extremely low and very low incomes (representing 98% of the public housing population) within each housing development. The data analysis we conducted in preparation of this plan will enable us to have a snapshot of the existing mix in each neighborhood. This database of income levels and rent-paying ability by development and census tract will be maintained and kept current on an ongoing basis.

III. Development-Based Marketing Incentives

The placement of tenants with the lowest incomes and rent-paying ability in sites with a predominance of relatively higher incomes has not proved to require incentives to tenants. This process will continue to be employed as one of the strategies to achieve the appropriate range of income levels and rent-paying ability on a site-specific basis.

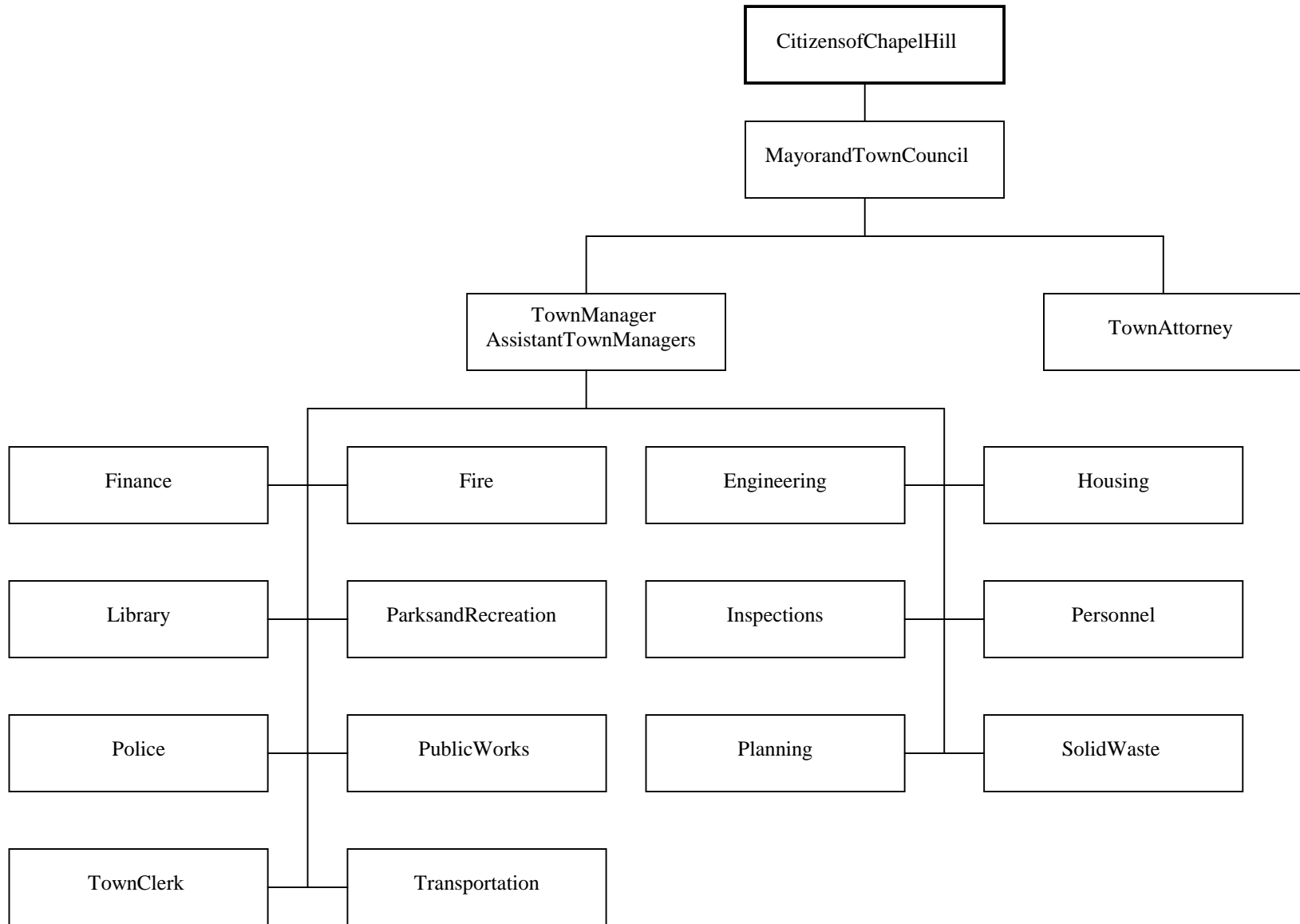
Our new incentives are linked primarily to housing developments with concentrations of the extremely low income that are inconsistent with the income range in our public housing community-at-large. They are designed in particular to encourage prospective tenants who are in the very low and low income categories to occupy sites that have traditionally been hard to market to these groups. The goal is that these sites over time will achieve the desired balance.

The following incentives will be employed as needed on a development-specific basis.

- A. Defer the security deposit — Tenants may enter into a payment plan that will spread payment of their security deposit over a period to be determined by the prospective tenant and the Department of Housing; period not to exceed twelve (12) months.
- B. Waiver rent for the first and last months of the lease — Tenants will be exempt from payment of the monthly rent for the first and last months of the tenancy.

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